

**FROM THE PLANNING COMMISSION MINUTES OF MAY 26, 2016**

**3. 16-0529** Hearing to consider a request for a five-year review of an existing cellular telecommunications facility [Five-Year Review-Special Use Permit S01-0006-R/Blue Ravine Monopine]\*\* on property identified by Assessor's Parcel Number 124-301-34, consisting of 0.46 acre, in the El Dorado Hills area, submitted by Crown Castle; and staff recommending the Planning Commission take the following actions:

1) Find Special Use Permit S01-0006-R to be exempt from CEQA pursuant to Section 15061(b)(3) of the CEQA Guidelines;

2) Find that based on this five-year review period, the approved telecommunication facility substantially conforms to the Conditions of Approval for S01-0006;

3) Modify Condition of Approval number 6 as follows:

6. Due to the ever-changing technology of wireless communication systems, this Special Use Permit shall be reviewed by the El Dorado County ~~Planning Department~~ Development Services Division every five years. At the time of this review, the permit holder shall provide the ~~Planning Department~~ Development Services Division with a status report on the then current use of the subject site and related equipment. The ~~Planning Department~~ Development Services Division shall review the status report and based upon an assessment of the information provided, current wireless technology, and possible local and cumulative impacts, determine whether to ~~recommend the Planning Commission take action to:~~ (A) Allow the facility to continue to operate under all applicable conditions; or (B) Modify the conditions of approval in order to reduce any identified new adverse impacts; and or initiate proceedings to modify the special use permit, and/or require the removal of identified obsolete equipment if no longer an integral part of the facility. The intent of these provisions is to enable the Planning Commission to reserve the right to modify existing or add new conditions, consistent with the above-mentioned language. The failure of the ~~Planning Department~~ Development Services Division to conduct or complete the five-year review as required shall not result in the expiration of this special use permit. The applicant shall pay a fee as determined by the ~~Planning~~ Development Services Division Director to cover the cost of the five-year review process.

4) Add a new Condition of Approval:

**Planning Services**

8. Generator maintenance: Any routine maintenance that requires running the generator or automatic cycling of the generator shall be performed between the hours of 9 a.m. and 3 p.m. Monday through Friday.

(Supervisorial District 4)

Jennifer Franich presented the item to the Commission with a recommendation for approval. She stated that the applicant had requested to change the review time period from every 5 years to every 10 years. She distributed a Staff Memo dated May 23, 2016 showing the requested change to Condition #6.

Chair Stewart closed public comment.

There was no further discussion.

**Motion: Commissioner Miller moved, seconded by Commissioner Shinault, and carried (4-0), to take the following actions: 1) Find Special Use Permit S01-0006-R to be exempt from CEQA pursuant to Section 15061(b)(3) of the CEQA Guidelines; 2) Find that based on this five-year review period, the approved telecommunication facility substantially conforms to the Conditions of Approval for S01-0006;3) Modify Condition of Approval number 6 as follows: 6. Due to the ever-changing technology of wireless communication systems, this Special Use Permit shall be reviewed by the El Dorado County ~~Planning Department~~ Development Services Division every ~~five~~ ten years, and/or at the time of application for any building permit. At the time of this review, the permit holder shall provide the ~~Planning Department~~ Development Services Division with a status report on the then current use of the subject site and related equipment. The ~~Planning Department~~ Development Services Division shall review the status report and based upon an assessment of the information provided, current wireless technology, and possible local and cumulative impacts, determine whether to ~~recommend the Planning Commission take action to:~~ (A) Allow the facility to continue to operate under all applicable conditions; or (B) Modify the conditions of approval in order to reduce any identified new adverse impacts; and or initiate proceedings to modify the special use permit, and/or require the removal of identified obsolete equipment if no longer an integral part of the facility. The intent of these provisions is to enable the Planning Commission to reserve the right to modify existing or add new conditions, consistent with the above-mentioned language. The failure of the ~~Planning Department~~ Development Services Division to conduct or complete the ~~five-year~~ review as required shall not result in the expiration of this special use permit. The applicant shall pay a fee as determined by the ~~Planning~~ Development Services Division Director to cover the cost of the ~~five-year~~ review process.; and 4) Add a new Condition of Approval: Planning Services, 8. Generator maintenance: Any routine maintenance that requires running the generator or automatic cycling of the generator shall be performed between the hours of 9 a.m. and 3 p.m. Monday through Friday.**

**AYES: Hansen, Shinault, Miller, Stewart**  
**NOES: None**  
**ABSENT: Williams**

This action can be appealed to the Board of Supervisors within 10 working days.